



£325,000

169 Causeway, Boston, Lincolnshire PE21 7BS

SHARMAN BURGESS

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PE21 7BS
£325,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having glazed double front entrance doors, tiled floor, further partially glazed door with leaded light detailing and matching side panel leading through to the: -

ENTRANCE HALL

Having return staircase leading off, decorative coloured obscure glazed window, under stairs storage cupboard housing the floor mounted gas central heating boiler, Parquet flooring, telephone point, wall mounted door chime, coved cornice, ceiling light point; built-in pantry cupboard providing storage with shelving, electric fuse box and light point within.

A highly impressive, large detached property situated on a plot of approximately 1/4 of an Acre (s.t.s) being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall with Parquet flooring, ground floor cloakroom, dining room, lounge, garden room/office, modern kitchen and large utility room. Three double bedrooms are arranged off the first floor landing together with a four piece family bathroom. Further benefits include a driveway, larger than average single garage and fantastic rear garden with approximate south westerly facing aspect.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with tiled splashback, WC, radiator, tiled floor, ceiling light point, obscure glazed window to front elevation.

DINING ROOM

11' 9" (maximum) x 11' 6" (maximum) (3.58m x 3.51m)
Having window to rear elevation, radiator, coved cornice, ceiling light point, open plan through to: -

LOUNGE

14' 0" x 11' 9" (maximum including chimney breast) (4.27m x 3.58m)
Having window to rear elevation, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted hearth and cast iron surround with display mantle.

GARDEN ROOM/OFFICE

13' 6" (maximum) x 12' 2" (4.11m x 3.71m)
Of brick and uPVC double glazed construction with fibreglass roof. Having dual aspect windows, door leading to the garden, ceiling light point, radiator.



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KITCHEN

11' 0" x 8' 4" (maximum) (3.35m x 2.54m)

Having a modern, well appointed kitchen comprising counter tops with matching upstands, inset ceramic sink and drainer with mixer tap, range of base level storage units, matching eye level wall units with glazed display cabinet, integrated oven and grill, four ring electric hob with fume extractor above, fitted breakfast bar with radiator beneath, coved cornice, ceiling light point, window to front elevation.

UTILITY ROOM

17' 6" (maximum) x 7' 8" (maximum) (5.33m x 2.34m)

Having counter top with base level storage units beneath, wall mounted units, housing for integrated twin height fridge freezer, plumbing for automatic washing machine, space for condensing tumble dryer, radiator, ceiling light point, dual aspect windows, door to front elevation, stable style door leading to rear garden.

FIRST FLOOR LANDING

Having ceiling light point, access to loft space which the vendor informs with agent is boarded to the majority and served by loft ladder and light point within.

BEDROOM ONE

14' 0" (maximum) x 11' 9" (maximum) (4.27m x 3.58m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within and overhead storage locker.



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BEDROOM TWO

11' 10" (maximum) x 11' 6" (maximum) (3.61m x 3.51m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within and overhead storage locker.

BEDROOM THREE

9' 6" (maximum) x 9' 9" (maximum) (2.90m x 2.97m)

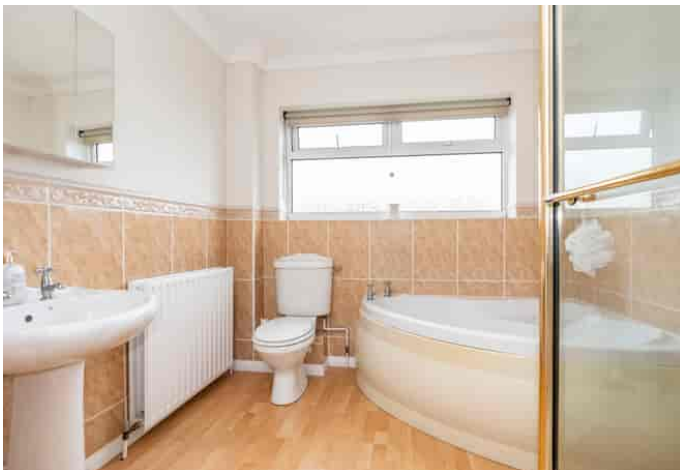
Having window to side elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with overhead storage locker.

FAMILY BATHROOM

Being fitted with a four piece suite comprising pedestal wash hand basin, WC, corner panelled bath, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, walls tiled to approximately half height to the majority, radiator, coved cornice, ceiling light point, extractor fan, obscure glazed window to front elevation, airing cupboard housing the hot water cylinder within.

EXTERIOR

The property enjoys a plot size in total of approximately 1/4 of an Acre (s.t.s). To the front, the property is approached over a driveway which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the garage. The front garden is predominantly laid to lawn and interspersed with a variety of plants and shrubs. Gated access to the left hand side of the property provides access for larger pieces of equipment if required.



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GARAGE

19' 5" (maximum) x 10' 0" (5.92m x 3.05m)

Having up and over door, served by power, tap and lighting, window to side elevation.

REAR GARDEN

Benefitting from an approximate south westerly facing aspect and being laid predominantly to areas of shaped lawn with mature beds and borders housing a variety of flowering plants, shrub and trees. Towards the rear of the garden is a:-

SUMMERHOUSE

12' 1" x 8' 0" (3.68m x 2.44m)

Having two double glazed windows, door, served by power and lighting. Providing potential for use as a further home office space.

The garden is fully enclosed by a mixture of mature hedging and fencing, is served by external lighting and houses a timber storage shed which is to be included within the sale.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

28102024/28367763/ROB



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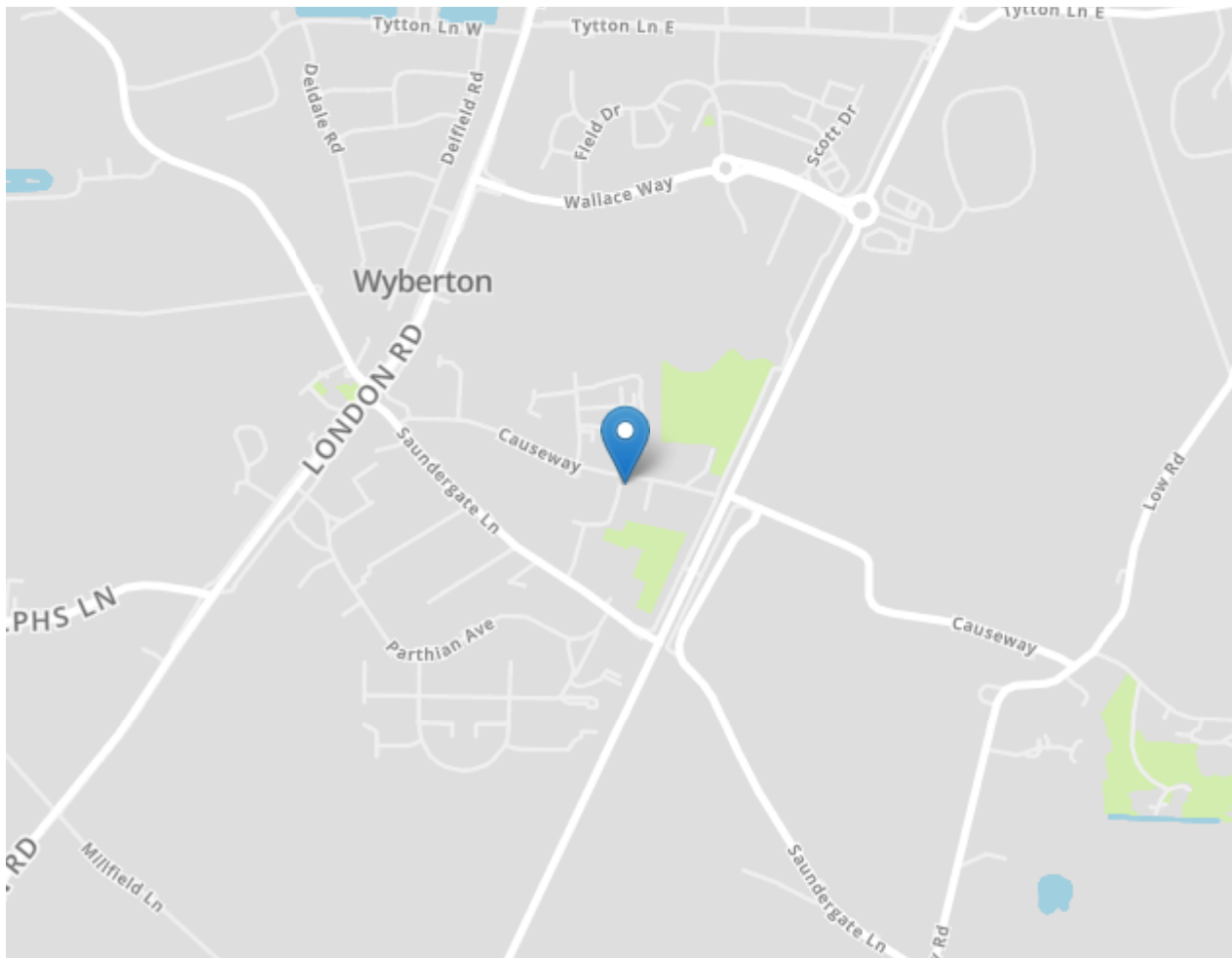
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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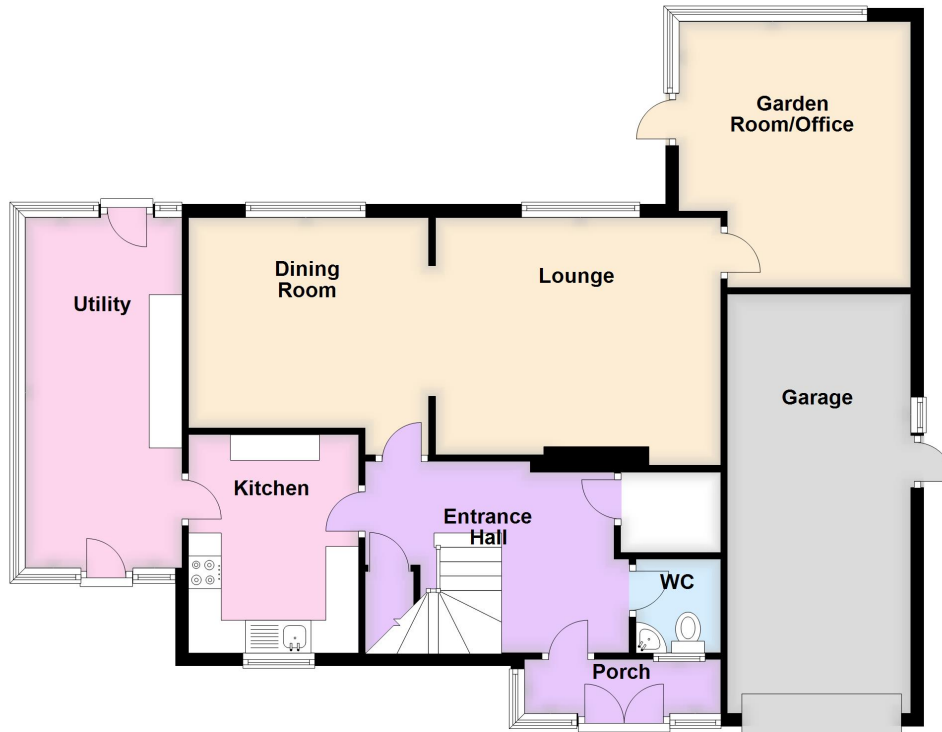
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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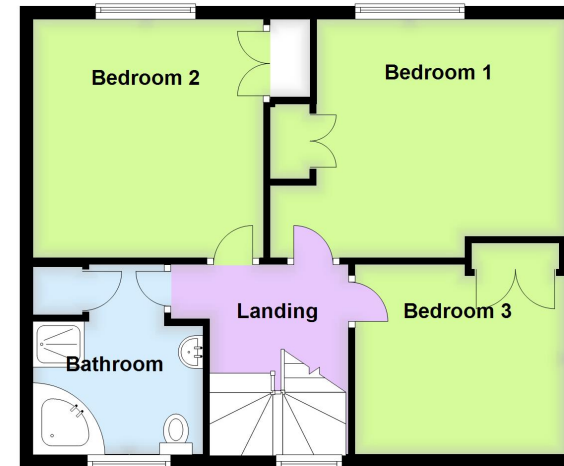
Ground Floor

Approx. 102.9 sq. metres (1107.4 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 157.0 sq. metres (1690.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			